Karen Johnson Davidson County
Batch# 916758 DEEDWARR
09/14/2022 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,489.25
20220914-0102567

WARRANTY DEED

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

File #22-DM-5012-V

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah Hickey and Jeffrey Coursey	**Same**	
(NAME)	(NAME)	
5012 Bonnavista Drive	5012 Bonnavista Drive	**074 12 0 133.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	Nashville, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES S. CONANT AND MA ESTHER CONANT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEBORAH HICKEY, AND JEFFREY COURSEY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 525 on the Map of Hermitage Hills, Section Five, as of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee.

Said lot fronts 74.89 feet on the Northerly side of Bonnavista Drive and runs back 152.5 feet on the West line and 143.24 feet on the East line, to a dead line in the rear on which it measures 78.1 feet.

Being the same property conveyed to James S. Conant and Ma Esther Conant, husband and wife by Warranty Deed from, Elizabeth F. Nicholson, a married person of record in Instrument No. 20171005-0102443, in the Register's Office of Davidson County, Tennessee, dated September 27, 2017 and recorded on October 05, 2017.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Five, Hermitage Hills, as recorded in Plat Book 3300, Page(s) 1 and 2.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants on Hermitage Hills Subdivision, Section 5 recorded in Book 3222, Page 154.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5012 Bonnavista Drive, Nashville, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 13th day of September, 2022.

James S. Conant

Ma Esther Conant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2022, before me personally appeared James S. Conant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of September, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2022, before me personally appeared Ma Esther Conant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of September, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 13, 2022.

Affiant Signature

9/13/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of September, 2022.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25